

Brief history of Captain's Cove waterworks, from the VDH, drinking water perspective.

On 5/16/71, VDH sent a comment letter on Sections 1, 2, 3, 4 and 5 (of 18 sections).
The maps / plats of the development show approximately 4,800 lots.

Owner is First Charter Land Corporation.

First Waterworks Operation Permit issued 3/18/75, Number O-141 for 25 connections.
Permit amended in several months later (Number O-141A) for 33 connections.

8/30/77 VDH receives a letter indicating that it is felt that the development should be grandfathered under the old (1974 i.e. pre '77) regulations.

3/7/78 Operation permit 3001100 issued for 240 ERC.

Connection history from inspection reports:

Date	Population	Connections
1980		30
1985		54
1988	240	154
1993	236	184
1994	360	200
1997	400	210
2006	720	300
2007	720	635

From the operation reports:

Date	Population	Connections
1987	236	158
1988	236	158
1989	236	158
1990	236	180
1991	135	180
1992	135	180
1993	135	180
1994	360	200
1995	360	200
1996	360	200
1997	360	200
1998	360	200
1999	360	200
2000	360	200
2001	720	300
2002	720	300
2003	720	300

2004	720	300
2005	840	350
2006	840	350
2007	840	640
2008	840	752

1993 SCC authorized \$7 monthly fee for water service, a \$7 monthly fee for sewer service and a \$3.45 availability fee. Not all lots are serviced with sewer (some on septic/drain fields).

Well Lots:

Currently (1995 – 2011) there are 3 active well lots (1, 2, and 3) with one active well each. There are 20 Lots identified as well lots on the subdivision plan. These 20 lots are scattered through out the subdivision. When the layout was developed in the early 1970’s this was a routine practice as the compliance sampling was done in the distribution system. Since the Safe Drinking Water Act (SDWA) amendments of 1996 the sampling point for compliance has been each entry point to the distribution system. Under the current rule the spreading out of ground water sources may make sense as far as interference with the cones of depression, but multiplies the sampling requirement. It is not expected that all 20 well lots are developed.

2005 - Proposed new well (Well 4) development samples high in Color and TDH. WM 886 dated 7/8/005 called for community waterworks with new sources to comply with these standards (Policy A3).

2006 – Issued “80%” letter for being over 96,000 gpd. Elevated tank installed in 2009 raising capacity to 227,380 gpd. Three more wells are proposed (Wells 1U, 3U and 4U). Well 1U development samples were such that it was not considered further. Well 4U also had high Color (negating the feasibility of blending with Well 4).

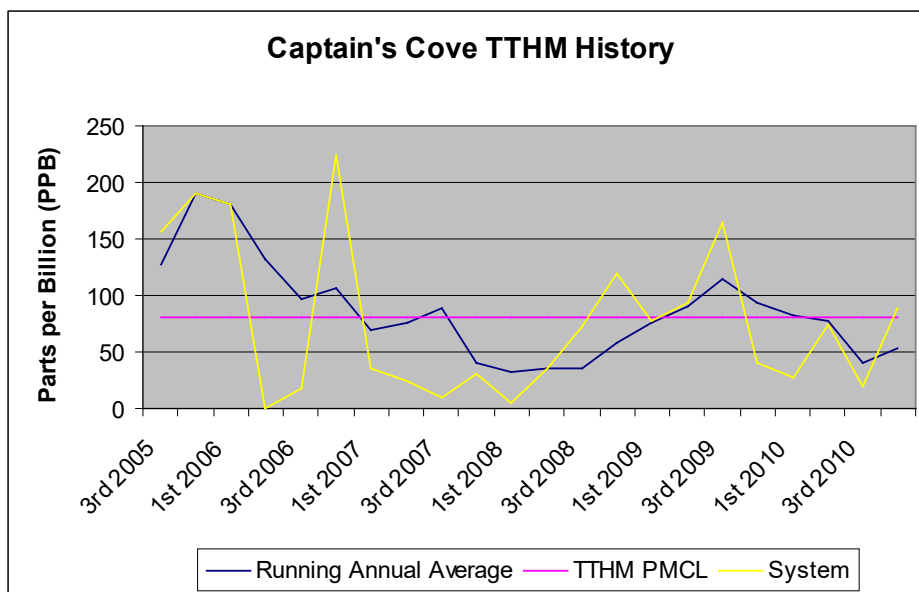
2007 – Plans submitted for Wells 4, 3U and 4U.

The Consent order was signed in June 2006, covering the TTHM MCL (4/1/04 – 3/31/06).

That process is stuck at D.1.D. The PER did not have data to identify a treatment option to propose for construction.

Since that time the system has come into compliance with the Stage 1 TTHM standard.

ODW has received many complaints concerning taste, odor and Color. This should be sufficient to invoke WM 886 Policy A2



28-Oct-10	0.053
22-Jul-10	0.040
15-Apr-10	0.077
23-Feb-10	0.082
8-Dec-09	0.094
31-Aug-09	0.114
30-Jun-09	0.091
5-Mar-09	0.076
16-Dec-08	0.058
20-Aug-08	0.036
27-May-/08	0.036
17-Mar-08	0.033
12-Dec-07	0.041
24-Oct-07	0.089
06-Jun-07	0.076
05-Mar-07	0.070
05-Dec-06	0.106
14-Sep-06	0.097
19-Jun-06	0.132

These are the four quarter running averages of the three distribution system sampling points.

The system is not totally off the hook. Though they are meeting the Stage 1 DBP criteria, but even with the existing sampling sites, they are not meeting the Stage 2 DBP criteria, so the IDSE sites should be even higher. The IDSE report will need to address the locational running annual average.

In February of 2004 the development was sold to Captains Cove Group LLC (sometimes referred to Warfield, Glick and Young). The new owners increased the promotion of the development.

By 2005 Ryan Homes had purchased about 600 lots for home construction.

The system started collecting DBPs in the Fall of 2004. The Stage 1 Rule finally phased in systems of this description.

January of 2006, the arsenic MCL was reduced from 0.05 mg/l to 0.010 mg/l.

Date	Well #1	Well #2	Well #3
8/11/2005	0.007	<0.002	0.006
8/11/2003	0.010	<0.002	0.015
6/8/2000	0.013		0.015
8/17/2000	0.006	<0.002	0.017
7/23/1997	0.008	<0.002	0.013

Water lines:

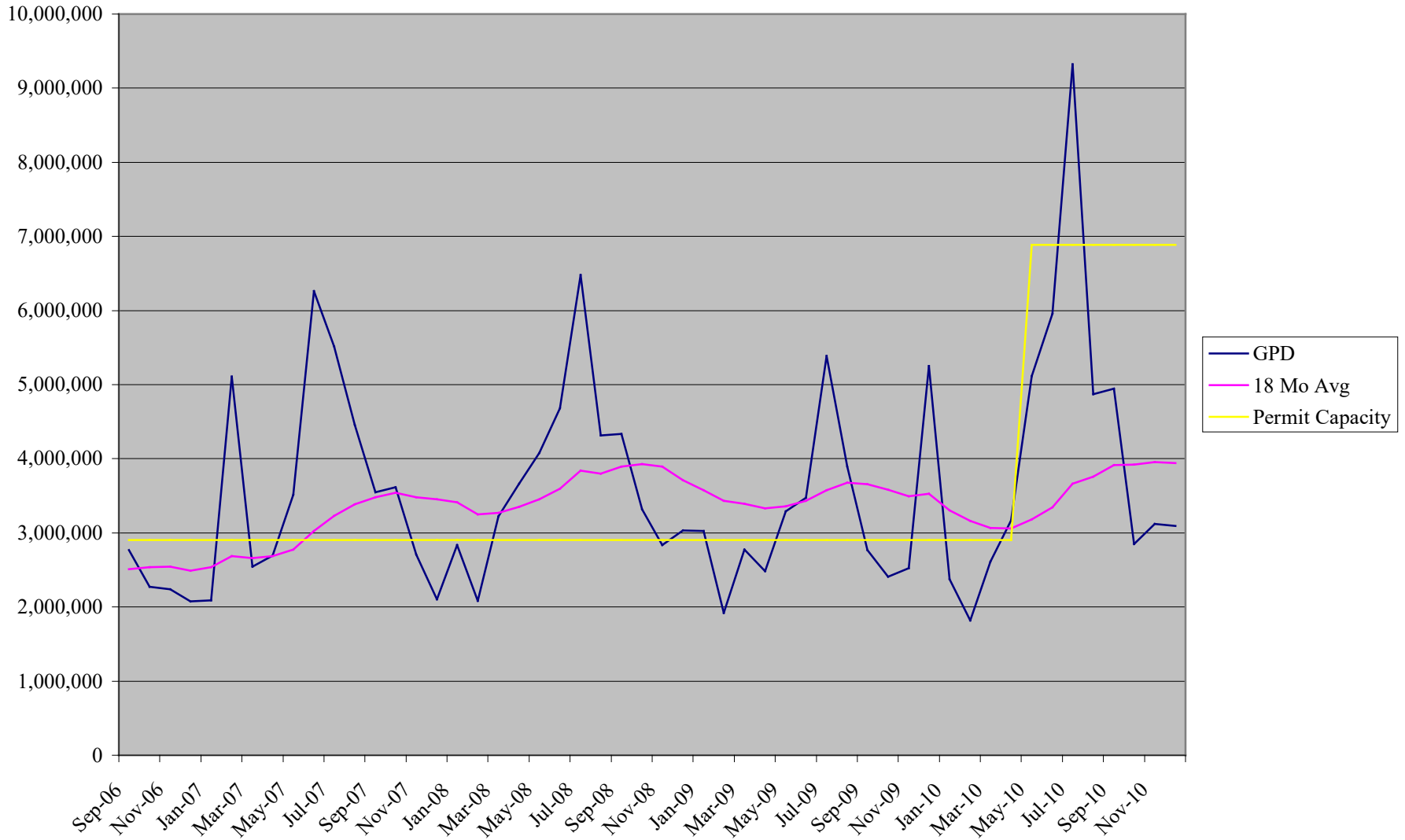
There are no waterlines currently in Sections 13, 15, 16, 17 or 18.

There is limited distribution system in Sections 12 and 14 (service to 33 and 12 lots).

There is a part of Section 3 that is without water service (about 67 lots).

Section #	Number of Lots	Number without water service (320 + 155 + 176 + 154 + 147 + 167 – 33 + 147 -12 +67) = 1,288 lots.	
1 - 5	2573		
6	105		
7	294		
8	73	Leaving 3,519 lots with water lines in front / along the side of the lots.	
9	212		
10	171		
11	113	Pipe Diameter (in.)	Length (ft.)
12	167	2.5	24,700
13	320	4	20,700
14	147	6	41,600
15	155	8	11,300
16	176	10	4,750
17	154		
18	147		
Total	4807		

Captains' Cove Water Usage



February 18, 2009 Construction Permit 300509 issued to Captain's Cove Utility Company for the addition of Wells 3U, 4 and 4U. Wells were drilled and tested, but were not brought on line prior to the permit expiring on February 18, 2014. As of January 8, 2016, the wells do not have production pumps or well houses.

5/1/09 Variance issued for 18 months covering TDS, Chlorides, Color. The variance was terminated on 3/9/10 for failure to comply with the conditions. Was not included in the 5/14/10 Operation Permit.

Groups that have been involved with Captain's Cove:

First Charter Land Company
Warfield, Glick and Young
CCUC = Captain's Cove Utility Company
Atlantic Group
CCG&YC = Captain's Cove Golf and Yacht Club
CCG = Captain's Cove Group, LLC
CCG Note
Collier's International
CCUC Note

CCG declared bankruptcy in August 2008.

From a 2/10/04 Deed of Trust, a 6/29/2011 filing of trustees' sale consisting of Parcel 1 – about 1,370 lots; Parcel 2- drainage and utility easements; Parcel 3 – Sewage Lot; Parcel 4 – commercial lot 76,268 sqft; Parcel 5- commercial lot (2.9 ac); Parcel 6 - ??; Parcel 7 - ??; Parcel 8 – Golf Course and Parcel 9 – condominium area.

May 2011, Timothy Hearn elected president of CCUC

7/11/11 CCG Note extends CCUC \$3.7 million.

By September 2011 rolling stock was being utilized from Collier International (SCC report 111020105)

9/20/11 date of stock transfer between CCUC and CCUC Note